



Received by the Town Clerk:

Date:

Application complete _____

Application incomplete _____

Signed: _____

APPLICATION COVER PAGE

Date: _____

Date Received by ZBA: Submitted online 5/8/23
May 9, 2023

Name of Applicant and Mailing Address: Jessica and Michael Holtham

PO Box 145, Chilmark, MA 02575

Email Address: jaholtham@gmail.com Telephone Number: 508-265-0627

Name of Owner and Mailing Address (If not Applicant): _____

Map and Lot #: Map 31 Lot 34.1

Street Address of Subject Property: 575 Edgartown Rd. RU district

Applicant is: Owner (Owner, Tenant, Purchaser, Other)

Nature of Application (Special Permit, Appeal, Variance): Special Permit

Applicable Section of Zoning Bylaw: 4.4-3A, 4.2-2D4, 11.2-2 - Accessory Apt., setback relief
Accessory structure exceeding 676sf for a PENC lot.

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board
(If Applicable): _____

Plot Plan: Must provide a plan by a registered surveyor showing the total property with the existing buildings, including the proposed project, all setback distances to be provided.

Plans: 2 sets of scaled drawings of floor plans that show total sq. ft. per floor (measured from exterior of wall), at least 2 elevations with one showing proposed height to ridge. If the project is an addition to existing structure please clearly identify proposed work.

Description of proposed project: Please attach a detailed narrative.

I have read the overview of the ZBA process attached to this application and completed all sections of the application cover page and therefore request a hearing before the West Tisbury Zoning Board of Appeals with reference to the above noted application.

Signed: _____

Title(s): _____

Application fee of \$200.00 is required. Date Paid: 5/9/2023

ck # 919



Zoning Board of Appeals

From: Jessie Holtham <jaholtham@gmail.com>
Sent: Thursday, May 11, 2023 11:01 AM
To: Zoning Board of Appeals
Cc: Mike Holtham
Subject: Re: Your application
Attachments: Holtham proposed building site2.jpg; Holtham proposed building site.jpg

NARRATIVE:

We are requesting setback relief of 35 feet to build the proposed 1.5 story 2-car Garage (764.7 sq ft) with 2nd floor affordable Accessory Apartment (740 sq ft). The body of the garage would be 25' from the property line, with an additional covered 10 foot lean-to. We feel that adding a garage in this location would visually be an improvement to our current uses as we now store tools, equipment and projects in this area in a shed and camper. We plan to relocate the existing shingled shed and remove both the camper and second plastic shed from the property.

This site is the most natural place for the new building for a number of reasons; it is currently a heavily used area of our property for storage, would limit clearing of the wooded lot (particularly saving two important trees to the North), preserve the long North view down the bike path from the main house, and reduce cutting in of more driveway. We cannot build to the south due to septic. The west side of our property is heavily wooded and we enjoy that buffer from neighbors to the west. We would not like to develop any more driveway on the property, and if we placed this new structure to the west, we would have to expand the driveway around the main house. This garage plan is our "Phase 1" and we plan to renovate and expand the main house out from the West side within the next 5 years.

Our primary purpose for the finished space upstairs is bonus family space for art and play. The permitted accessory apartment will allow us to welcome the occasional visitors and we could reside in the new structure during future main-house renovations. We understand that on paper this setback relief looks like a tremendous request. We strongly encourage a site visit to fully understand this request.

Respectfully submitted,
Jessie & Mike Holtham

On Wed, May 10, 2023 at 11:22 AM Jessie Holtham <jaholtham@gmail.com> wrote:
Got it thank you. Will send updated information shortly.

On Wed, May 10, 2023 at 9:59 AM Zoning Board of Appeals <zba@westtisbury-ma.gov> wrote:

Hi Jessie,

Attached is a PDF of the online application with the addition of the Accessory Apartment bylaw (4.4-3A). I noticed your hearing yesterday – it will be in the MV Times this week and next (also attached). Notices are going out to your abutters today. Please send the revised site plan and narrative / photos as soon as you're able.

Thank you.